

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
January 28, 2019**

1. Chairman Tom Zeamer called the meeting to order at 7:02pm. Notice posted January 8, 2019 and published January 19, 2019.
2. Present: Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Donna Schauer, Land Use Administrator Dan Prunuske. Absent: Bob Tietz, Art Kitchen, Rosemarie Garczynski.
3. Minutes of December 10, 2018 were read. Motion (Schauer/Voigt) to approve as read. Motion carried.
4. Chairman opened the public hearing on the application of Lois Cramer for a Conditional Use Permit to operate a motor vehicle service business at W7790 State Road 33 (Crystal Creek Dairy) on parcel 004-1114-0241-001. Lois Cramer and grandson, Tony Cramer, present. Tony will be running the business. Discussion. No others present for or against. Chairman closed the hearing.
5. Motion (Voigt/Kuzniewicz) to approve Conditional Use Permit application for Lois Cramer to operate a motor vehicle service business, with the following conditions: maximum of 8 customer vehicles on the premises at any given time, operation hours of 9:00-5:00 Monday through Saturday, customer vehicles to be back by garage versus up by restaurant. Applicant may appear before the Plan Commission if modifications to these conditions is desired. Motion carried.
6. Motion (Voigt/Schauer) to adjourn 7:12pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
February 25, 2019**

1. Chairman Tom Zeamer called meeting to order 7:03PM. Notice posted February 14, 2019.
2. Present are Chairman Tom Zeamer, John Kuzniewicz, Earl Voigt, Bob Teitz, Donna Schauer, Art Kitchen, Rosemarie Garczynski, LUA Dan Prunuske.
3. Minutes of January 28, 2019 were read. Motion (Kitchen/Schauer) to approve as read. Motion carried.
4. Chairman opened public hearing on the application of Matt Roth for a self-storage facility at N7086 Raceway Road on Parcel 004-1114-0331-000. Dan Prunuske provided supplemental documents. 1) CSM #6670 that details 66' driveway easement leading to parcel 0331-000 2) Addendum A to the offer to purchase of 13.8 ac of parcel 0331-000 that shows proposed easement and access on attached map Exhibit A. Proposed property owners Tim Moy/Dan Beal described the plan to develop mini storage units on the parcel, to include secure fencing with electric gate and punch code, downward projecting lights, 66' access lane, gravel lot, and steel buildings (40% climate controlled) with all inside storage.

Discussion: concerns for approval needed by county and town for parcel split, current parcel being landlocked, need to review plans with WI DOT, BDFD, the need for a "green" buffer between cemetery property and parcel, and researching presence of gas pipeline running through or adjacent to the parcel.

Close hearing: Motion (Voigt/Kuzniewicz) to conditionally approve permit application for Matt Roth to construct and operate a self-storage facility with the following conditions: consultation with WIDOT, BDFD, and gas line company. Application and approval by county and township for split of parcel 0331-000, CSM showing recorded access, and a green buffer adjacent to cemetery property in addition to secure fencing. Motion carried.

5. Motion (Tietz/Schauer) to adjourn 7:48PM. Motion carried.

Respectfully submitted,
Art Kitchen

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
April 29, 2019**

Meeting called to order 7:00pm. Notice posted April 16, 2019, published April 18, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, John Kuzniewicz, Art Kitchen, Donna Schauer, Rosemarie Garczynski, LUA Dan Prunuske.

Minutes of February 25, 2019 were read. Motion (Tietz/Voigt) to approve with the correction of Paragraph 4 "Current property owners Tim Moy/Dan Beal..." to read "Proposed property owners...". Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to amend the comprehensive plan by changing the west 240 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential and to rezone said 240 feet from I-1 Industrial to R-1 Single-family Residential. Kuzniewicz inquired about City having any concerns. Mark Tomashek, New Frontier Land Surveying, indicated he spoke with Ritchie Piltz of the City of Beaver Dam and the City had no issues. Chairman closed the hearing.

Voigt made the recommendation to amend the Comprehensive Plan. Zeamer made the recommendation to the Town Board to rezone. All in Favor.

Motion (Voigt/Kitchen) to approve conditionally the division of Lot 2 CSM 5172 Parcel 004-1214-2621-002 on the Letter of Intent submitted by Mark Tomashek, Anthony A. & Patricia A. Roedl owners, with Town Board approval of the prior two items (amend Comprehensive Plan and rezoning). Motion carried.

Chairman opened the public hearing on the application of Herbert Lehner Jr. for a Conditional Use Permit to create a 5.4 acre single-family residential parcel under farm consolidation on Parcel 004-1114-1831-000 W9518 Jackson Road. Discussion. Kuzniewicz addressed the 5.4 acre when the Town allows 5 acres. LUA Prunuske read "The separated parcel shall be no larger than reasonably necessary to accommodate the proposed use or 5 acres." Property would stay in A-2 and be a CSM. Chairman closed the public hearing.

Motion (Kuzniewicz/Schauer) to approve Conditional Use Permit. Motion carried.

Motion (Kitchen/Schauer) to approve division of Parcel 004-1114-1831-000 W9518 Jackson Road, on the Letter of Intent submitted by Mark Tomashek, Herbert Lehner Jr. owner. Motion carried.

Earl Voigt removed himself from the table. Discussion. Parcel zoned R-1. Motion (Kitchen/Kuzniewicz) to approve division of Parcel 004-1114-1112-000 on Thompson Road, on the Letter of Intent submitted by Mark Tomashek, Voigt Family Irrevocable Farmland Trust owner. Motion carried.

Earl Voigt returned to the table. Letter of Intent submitted by Matt Roth, HBM Properties, LLC owner, to divide Parcel 004-1114-0331-000 on Raceway Road was withdrawn.

Motion (Tietz/Voigt) to adjourn 7:31pm. Motion carried.

Respectfully submitted,
Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
June 24, 2019**

Meeting called to order 7:00pm. Notice posted June 17, 2019 and published June 20, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, John Kuzniewicz, Art Kitchen, Donna Schauer, Rosemarie Garczynski, LUA Dan Prunuske.

Minutes of April 29, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Letter of Intent submitted by Kevin Raether, agent for Noreen Rueckert and the Alan Matuszeski estate, to divide Parcel 004-1114-1143-000 at N6525 Thompson Road. Prunuske indicated parcel is zoned General Ag and maximum parcel size is 1.5 acres, petitioners have obtained variance from Board of Appeals to allow the creation of an approximate 7 acre parcel. Kevin Raether present. Discussion. Motion (Voigt/Kitchen) to approve division as proposed with the condition that they install a field driveway entrance on remaining parcel. Motion carried.

Motion (Kuzniewicz/Voigt) to adjourn 7:13pm. Motion carried.

Respectfully submitted,
Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
July 29, 2019**

Meeting called to order 7:00 pm. Notice posted July 17, 2019 and published July 20, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, LUA Dan Prunuske.

Minutes of June 24, 2019 were read. Motion (Schauer/Voigt) to approve minutes as read. Motion carried.

Act on the request of Brian S. Reichert to remove the driveway restriction on Lot 1, CSM 6319 parcel 004-1114-0311-026 which was originally a Plan Commission condition of approval on May 19, 2008. Voigt inquired if it needed to go to the Board of Appeals. LUA Prunuske and Chairman Zeamer stated the Plan Commission made the condition and if it is turned down then it would go before the BOA. Brian S. Reichert present. Parcel currently does not have a driveway on N Crystal Lake or Marks Circle, but does have access off of Marks Circle. Top of the road to top of property is 8'; however, N Crystal Lake has less than a 3.5' rise to top of property. Reichert cited statistics of how long it would take for traffic to stop at varying rates of speed from cresting hill for a clear sight line to the proposed driveway and how much room would remain. Discussion. Chairman Zeamer cited Code (minimum spacing between driveways, same side of road where traffic is less than 500 cars a day is 500') for driveways being 500' apart." Discussion. Schauer indicated it would have to be turned down due to Town's Zoning Code. Motion (Voigt/Schauer) to deny. Applicant may choose to go to Board of Appeals for variances. Motion carried.

Chairman opened the public hearing on the application of Chase Fletcher for a Conditional Use Permit to sell fishing bait at N8063 State Road 33 on parcel 004-1214-2821-007. LUA Prunuske indicated zoned C-1, but applicant is going to be bigger than 3,500 square feet; therefore, he needs a Conditional Use Permit. Applicant Chase Fletcher present. Will be selling bait and tackle, candy bar, chips, and perhaps some storage on the shop side. Will be completing a sign permit application to have sign placed on building. Hours of operation Tuesday-Thursday 6am-7pm, Friday-Sunday 5am-7pm.

Motion (Kitchen/Garczynski) to approve Conditional Use Permit with any outside storage to be kept within the fencing compound behind building. Motion carried.

Motion (Voigt/Kuzniewicz) to adjourn 7:38pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 12, 2019**

Meeting called to order 7:01 pm. Notice posted August 1, 2019 and published August 1, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, LUA Dan Prunuske.

Minutes of July 29, 2019 were read.

“Parcel currently does not have a driveway access on N Crystal Lake or Marks Circle” to read, “Parcel currently does not have a driveway on N Crystal Lake or Marks Circle, but does have access off of Marks Circle.”

“Chairman Zeamer cited Code for driveways being 500’ apart” to read, “Chairman Zeamer cited Code (minimum spacing between driveways, same side of road where traffic is less than 500 cars a day is 500’) for driveways being 500’ apart.”

Motion (Kitchen/Voigt) to approve minutes with revisions. Motion carried.

Chairman opened the public hearing on the application of DabKar Group for a Conditional use Permit to operate Old Hickory Golf Course at W7596 State Road 33 on parcel 004-1114-0131-000. Applicants Ryan and Kelsey Stray present and looking to continue business as is and moving Old Hickory into the future without any major changes. Resident Eileen Haberman asked if representative had any ownership of land. Applicant indicated they will as of closing at the end of the month. Haberman further inquired about entity, DabKar Group. Applicant addressed all questions. Chairman closed the public hearing.

Discussion. Motion (Voigt/Kitchen) to approve CUP with a condition that DabKar obtain all necessary local, County, and State permits. Motion carried.

Motion (Garczynski/Schauer) to adjourn 7:21pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
August 26, 2019**

Meeting called to order 7:00 pm. Notice posted August 19, 2019 and published August 12, 2019 and amended notice published August 15, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske.

Minutes of August 12, 2019 were read. Motion (Schauer/Voigt) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the review of the Conditional Use Permit issued to G & H Solutions, LLC on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Gettis, owner of G & H Solutions, present. Three offices in front, and back is split between car wash equipment and car wash chemicals manufactured. Major owner in Hometown Pharmacies. Not sure what direction the future use will be, but considering bringing some office staff to Beaver Dam from the Rio office, or possibly using the building for files. Original CUP was for mixing soaps. LUA Prunuske indicated at time of issuing original permit, Plan Commission was told everything would be done inside; however, there has been a number of cars and scrap metal outside. There has also been concern for burning. Property zoned C-1, and surrounded by Residential. Neighboring property owners John & Ann Binnotto present and shared their concern for stuff lined up outside including multiple cars, times of operation being violated that include loud music, concern for where vehicle fluids are being disposed of and what is going down the drain, burning being done, and a variety of people coming and going. LUA indicated G & H Solutions is in violation of the current CUP and they need to follow current CUP or apply for a modified CUP in next couple of days. Neighboring resident Annette Duckett present and also expressed concern for burning and people coming and going. Chairman closed the public hearing.

Discussion. Motion (Garczynski/Kitchen) to offer G & H Solutions a gentleman's agreement to be given 30 days to decide how they are going to proceed and apply for a modified CUP. During the next 30 days (August 27, 2019 - September 26, 2019) hours of operation to be 6:00am-7:00pm Monday - Saturday, vehicles outside not to exceed five (5) overnight. Motion carried.

Chairman opened the public hearing on the application of Steven G. & Peggy L. Krenz for a Conditional Use Permit to construct a single family dwelling in the A-2 General Agricultural district for the primary farm operator. Driveway will be big enough for Fire Department to turn around. Chairman closed the public hearing.

Discussion. Motion (Garczynski/Schauer) to approve. Motion carried.

Motion (Schauer/Voigt) to adjourn 8:01pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary and Art Kitchen

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
September 30, 2019**

Meeting called to order 7:02 pm. Notice posed September 17, 2019 and published September 14, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske.

Minutes of August 26, 2019 were read. Motion (Kitchen/Tietz) to approve minutes as read. Motion carried.

Commission secretary asked the Commission to consider eliminating the reading of previous minutes at each meeting. Discussion. Motion (Kitchen/Kuzniewicz) to have secretary continue reading minutes. Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to amend the comprehensive plan by changing the east 257 feet of the west 498 feet of Lot 2 CSM 5172 Parcel 004-1214-2621-002 from Industrial to Single Family Residential. LUA Prunuske stated applicants originally asked for rezone of west 240' and potential buyer asking for additional lands be zoned R1. In the end there will be only one parcel, but the rezoning happens in two parts. Mark Tomashek, New Frontier Land Surveying, and petitioner Anthony Roedl present. Tomashek indicated request is changing from 240' to 498'/2.7 acres to 5.5 acres. Buyer wants to add a 40'x60' shed. LUA had made known that being residential, shed may not be used for business or animals. Mike Zimmerman, neighboring property owner present, and indicated issues with current drainage and expressed concern for increased issues. Zimmerman stated he has lost 7 acres in the past three years. Zimmerman expressed interest in being able to run tile through. Discussion. Chairman closed the public hearing.

Motion (Schauer/Voigt) to make recommendation to the Town Board to amend the comprehensive plan. Motion carried.

Chairman opened the public hearing on the petition of Anthony A. & Patricia A. Roedl to rezone the east 257 feet of the west 498 feet of Residential. Chairman closed the public hearing.

Motion (Voigt/Schauer) to make recommendation to the Town Board to rezone. Motion carried.

Motion (Voigt/Schauer) to approve Letter of Intent to divide Lot 2 CSM 5172 Parcel 004-1214-2621-002. Motion carried.

Review the Conditional Use Permit issued to G & H Solutions, LLC on June 1, 2015 to operate a business service establishment exceeding 3,500 square feet of floor space at W9579 County Road G on parcel 004-1114-0631-004. Don Geddeis of G & H Solutions not present. LUA has not had any contact from G & H Solutions. Kuzniewicz recommends issuing citation. If violation continues, CUP can be revoked. Discussion. Motion (Voigt/Kitchen) to issue G & H Solutions a citation for the violation of existing CUP and if G & H Solutions does not apply for a new or modified CUP within 30 days, Board will hold a hearing to revoke current CUP on November 4, 2019. Motion carried.

Motion (Voigt/Schauer) to adjourn pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
October 7, 2019**

Meeting called to order 7:01 pm. Notice posted October 3, 2019 and published October 1, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Land Use Administrator Dan Prunuske. Absent: Rosemarie Garczynski

Minutes of September 30, 2019 were read. Motion (Kitchen/Voigt) to approve minutes as read. Motion carried.

Christopher Neuman, Neuman Pools, shared revised site plan to fill in ditches and install a culvert for ease of maintenance and additional parking. Storm sewer, blacktop and grass will be what is in Town Road right-of-way. Todd from MSA indicated catch basins will be placed as needed. LUA Prunuske inquired as to type of pipe being used. If using plastic, dual wall culvert is recommended. Discussion. Motion (Kuzniewicz/Tietz) to approve as is. Motion carried.

Motion (Voigt/Schauer) to adjourn 7:25 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 11, 2019**

Meeting called to order 7:00 pm. Notice posted November 1, 2019 and published October 29, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Art Kitchen, Donna Schauer, John Kuzniewicz, Rosemarie Garczynski, Land Use Administrator Dan Prunuske.

Minutes of October 7, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Chairman opened the public hearing on the application of Donald Geddeis, agent for Badger Wash Rio, LLC., for a Conditional Use permit to operate a business service establishment exceeding 3,500 square feet in floor space and to service motor vehicles on Parcel 004-1114-0631-004 located at W9579 County Road G. Applicant Don Geddeis present. Neighboring resident, Annette Duckett also present. Geddeis apologized for missing last meeting as he was gone to Europe between delivery of notice and date of meeting. Still up in air on scheme of what is being done with building. Car wash chemicals and solutions is ongoing, employing 2 employees. Intent is to service up to two Hometown Pharmacy vehicles at any given time and have one additional vehicle on site. Future plan to move marketing from Rio (6-7 employees) to location and warehousing with 2-3 deliveries per day. If marketing is moved to this location, vehicle repair will be moved elsewhere. One mechanic will be employed. Chairman inquired if hazardous waste was stored on site and Geddeis indicated everything was biodegradable. LUA Prunuske stated it appeared that Lauren, employee of Geddeis, was repairing crashed vehicles and asked how many licensed and operating cars would be parked on site. Geddeis indicated no more than five, not including employees' cars that will come each morning and leave each evening. Kitchen inquired about how fluids are handled, such as transmission fluid, oils, antifreeze, etc. Geddeis stated they would be disposed of off-site. Currently 2-3 employees daily; however, next year at this time could be 9-10. Prunuske reminded Geddeis that ownership change triggers a new conditional use permit (CUP), even if the agent is the same for each business. Chairman expressed concern for Geddeis's evasive answers. It was further questioned about the current repair business being done by Lauren, who Geddeis indicated is not an employee, thereby making him an independent contractor and needing an additional CUP. Chairman closed public hearing.

Discussion. Motion (Kitchen/Voigt) to conditionally approve the CUP, to be reviewed in one year, with the following conditions:

1. In addition to employee's personal cars that shall come and go on a daily basis, a maximum of 5 additional registered and operational cars may be on-site.
2. Normal hours of operation 7:00 am to 5:00 pm Monday through Saturday. Restricted hours of operation 5:00 pm to 7:00 am Monday through Friday. Restricted hours of operation to have any and all work done with all doors closed and no noise, music or otherwise to be heard outside of the building during the restricted hours of operation.
3. Liquid waste generated and stored on site not to exceed two 55 gallon drums for each of the following: oil, transmission fluid, antifreeze. Any and all liquid waste to be stored and disposed of per State requirements.
4. Any and all tires to be stored under cover up to a maximum of twenty-four (24) tires at any given time to be disposed of per State requirements.

Motion carried.

Motion (Schauer/Tietz) to adjourn 8:00 pm. Motion carried.

Respectfully submitted,

Kristine Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
November 25, 2019**

Meeting called to order 7:00PM. Notice posted November 18, 2019 and published November 19, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Rosemarie Garzcynski, Art Kitchen, Donna Schauer, John Kuzniewicz, Land Use Administrator Dan Prunuske.

Minutes of November 11, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Public hearing conducted on the application of Joshua J. Van Nocker, dba Great Car Deals, LLC., for a Conditional Use permit to sell and service motor vehicles on Parcel 004-1114-0821-016 located at W9178 Iron Road. Van Nocker states that there will be minimal service to vehicles, as he is planning to do basic clean up of vehicles to then sell. They will not be servicing any customer vehicles. Plan to have 15 to 20 vehicles on the lot at one time. Hours will be Monday through Saturday 9-6:30. 3 employees including Van Nocker. Motion (Kitchen/Schauer) to approve CUP with these conditions:

1. Obtain all town, county, and State of Wisconsin permits to sell vehicles.
2. Operate within 9AM to 7PM Monday through Saturday.

Motion carried.

Public hearing conducted on the application of Krenz Farms, LLC., for a Conditional Use permit to create a 2± acre parcel in the A-2 zoning district under the provisions for farm consolidation on Parcel 004-1114-1933-001 located at W9694 Canary Road. Motion (Voigt/Tietz) to approve CUP. Motion carried.

Act on the Letter of Intent of Krenz Farms, LLC., for creation of a 2± acre parcel in the A-2 zoning district. Motion (Kuzniewicz/Voigt) to approve. Motion carried.

Motion (Kitchen/Voigt) to adjourn 7:13pm. Motion carried.

Respectfully submitted,

Abby Klodowski, Secretary

**APPROVED MINUTES
Town of Beaver Dam
Plan Commission Meeting
W8540 County Road W
December 23, 2019**

Meeting called to order 7:03PM.

Notice published December 9, 2019 and posted December 12, 2019.

Present: Chairman Tom Zeamer, Bob Tietz, Earl Voigt, Rosemarie Garzcynski, Donna Schauer, John Kuzniewicz, Land Use Administrator Dan Prunuske.

Minutes of November 25, 2019 were read. Motion (Voigt/Tietz) to approve minutes as read. Motion carried.

Public hearing conducted on the application of Ryan Nell for a Conditional Use permit to create a 1± acre parcel in the A-2 zoning district under the provisions for farm consolidation on Parcel 004-1114-1123-001 located at N6744 S. Crystal Lake Road. Public Hearing closed. Motion (Voigt/Schauer) to approve. Motion carried.

Act on the Letter of Intent of Ryan Nell for creation of a 1± acre parcel in the A-2 zoning district on Parcel 004-1114-1123-001 located at N6744 S. Crystal Lake Road. Motion (Kuzniewicz/Voigt) to approve. Motion carried.

Motion (Schauer/Voigt) to adjourn 7:12PM. Motion carried.

Respectfully submitted,

Mercia Christian